

**ZONING BOARD OF APPEALS OF RIDGEFIELD**  
**MINUTES OF MEETING**

**December 8, 2025**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on December 8, 2025. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Terry Bearden-Rettger, Joseph Pastore, Robert Byrnes, Alexander Lycoyannis

**ROTATION OF ALTERNATES**

The rotation for this meeting was first, Mr. Santini, second Mr. Stenko; third, Mr. Cole. No alternates were needed for this meeting. Thus, the rotation for the next meeting will be remain the same: first, Mr. Santini; second, Mr. Cole, third Mr. Stenko.

**CONTINUED APPLICATIONS**

**Matthew Fishman**  
**Application 25-015**  
**194 High Ridge Avenue**

Applicant withdrew the application prior to the start of the meeting.

**Michael and Desiree Cuniberti**  
**Application 25-017**  
**279 Ridgebury Road**

Applicant withdrew the application prior to the start of the meeting.

**NEW APPLICATION**

**Doug MacMillan, agent for Keith and Gwen Lovejoy**  
**Application 25-022**  
**22 High Pastures Court**

Architect Doug MacMillan appeared for the applicants. The application was for a setback variance to allow a garage skirt to remain over a newly constructed garage. Only a small part of the garage skirt went into the required 35' setback, not the building. A final as-built survey on the property placed the setback to the garage skirt at 34'. Mr. MacMillan stated the final setback was an error and stated the project would have likely applied first for a variance because the lot had hardships. Such hardships were listed as the undersized lot, 1.2 acres in the RAA zone and the position of the house on the lot. Mr. MacMillan further stated that the project met all other dimensional standards for the lot.

No one else appeared for or against the application. A decision can be found at the end of these minutes.

**ADMINISTRATIVE**

**Meeting Minutes**

The Board voted for approval of the November 17, 2025 meeting minutes.

**Election of Chairperson and Vice Chairperson**

On a motion by Mr. Pastore, and passed unanimously, Mark Seavy was elected Chair for a period of one year and Terry Bearden-Rettger was elected Vice Chair for a period of one year.

**DECISION**

**Doug MacMillan, agent for Keith and Gwen Lovejoy**  
**Application 25-022**  
**22 High Pastures Court**

REQUESTED:           a variance of Section 3.5.H., setbacks, to allow addition to remain within the minimum yard setback; for property in the RAA zone located at 22 High Pasture Court.

DATES OF HEARING:           December 8, 2025  
DATE OF DECISION:           December 8, 2025

VOTED:           To Grant, a variance of Section 3.5.H., setbacks, to allow addition to remain within the minimum yard setback; for property in the RAA zone located at 22 High Pasture Court.

VOTE:           To Grant:       5                   To Deny:    0

<u>In favor</u>	<u>Deny</u>
Bearden-Rettger, Byrnes, Lycoyannis	
Pastore, Seavy	

CONDITION:  
This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The Board recommends the zoning enforcement officer issue a \$150 fine for not meeting the setback as originally stated on the building plans.

The Board voted this action for the following reasons:

1. The lot is undersized at 1.2 acres in the RAA zone. This, along with the location of the house on the lot, creates hardship that justifies the granting of a variance in this case.
2. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 7:30 pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator